

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, December 19, 2008, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of November 21, 2008**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

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**Regular Agenda Items**

- 1. **[San Diego Farming Program Plan; Unincorporated San Diego County \(Carmichael\)](#) Continued from the meeting of December 5, 2008**

The proposed project is the San Diego Farming Program Plan which will apply to Unincorporated San Diego County. The Farming Program Plan represents the County's next step to implementation of Board Policy I-133 to protect and enhance farming as a vital industry. A major goal of the Farming Program Plan is to make recommendations that further guide the implementation of an institutional government framework that is responsive to local farmers and places an organization emphasis on the business of agriculture. Implementation of the Farming Program Plan will help contribute to an economically viable farming industry, help direct growth away from agricultural and natural areas, and provide regional conservation and support of habitat for plant and animal species.

2. **Meteorological Testing (MET) Facility Zoning Ordinance Amendment; POD 08-015, Countywide (Stiehl/ Farace)**

The project proposes a series of alternatives with regard to possible Meteorological Testing (MET) Facilities Zoning Ordinance Amendments and possible Wind Turbine System Zoning Ordinance Amendments. On September 24, 2008 the Board of Supervisors directed the Chief Administrative Officer to amend the Zoning Ordinance to give the green light for renewable energy in San Diego County. In recent years, the need for renewable energy has become important as talk of power shortages and global warming have become more common. As our region looks for ways to become more energy self-sufficient, the County must look for ways to keep its regulations current in an effort to promote renewable energy sources. Pursuant to direction given by the Board of Supervisors, Department of Planning and Land Use staff was to return with a report and alternatives to allow for MET Facilities and streamline the existing regulations for domestic Wind Turbine Systems.

3. **Descanso Wireless Telecommunication Facility; Major Use Permit P06-098; Central Mountain Subregional Plan Area (Johnston)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The project consists of 12 panel antennas and a 6-foot diameter microwave dish attached to a proposed 40-foot tall faux monopine tree. Supporting equipment includes a pre-cast concrete equipment shelter, two air conditioner units, two GPS antennas, and a back-up generator. Landscape screening includes 6 new Coulter pine trees, 31 Wild Lilac shrubs, 28 Cleveland Sage shrubs, and 8 Toyon shrubs. The project is subject to the General Plan Regional Category of Rural Development Area (RDA), Land Use Designation (23) National Forest and State Parks, and is zoned S92 – General Rural. The project is located within the Central Mountain Subregional Planning Area that is located in unincorporated San Diego County.

4. **Boulder Creek Wireless Telecommunication Facility; Major Use Permit P06-049; Central Mountain Subregional Plan Area (Johnston)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The project consists of 15 panel antennas attached to a proposed 35-foot tall faux monopine tree. Supporting equipment includes a pre-cast concrete equipment shelter, two air conditioner units, and two GPS antennas. Landscape screening includes 6 new Coulter pine trees, 31 Wild Lilac shrubs, 28 Cleveland Sage shrubs, and 8 Toyon shrubs. The project is subject to the General Plan Regional Category of Rural Development Area (RDA), Land Use Designation (23) National Forest and

State Parks, and is zoned S92 – General Rural. The project is located within the Central Mountain Subregional Planning Area that is located in unincorporated San Diego County.

5. Salvage Yards Recycling And Automobile Storage, Scrap And Recycling Operations, And Wood And Green Material Recycling; Major Use Permit P98-001; East Otay Mesa Specific Plan Area (Rosenberg)

The project is a Major Use Permit to allow the following uses: scrap operations, green materials recycling and automobile storage, recycling, and sales. The uses are proposed on approximately 161 acres in the East Otay Mesa Specific Planning Area. The majority of the site has a Heavy Industrial Designation with the exception of the eastern edge, which is designated as Conservation/Limited Use and will be dedicated as open space as a condition of the Major Use Permit. The Heavy Industrial portion includes automobile recycling and wood and green recycling facilities that will be sold or leased to separate recycling companies. Each facility will include an outdoor storage area, recycling equipment, an office trailer, and parking spaces for employees and customers. The permit also includes 30,000 square feet of usable open space for employees, as required by the East Otay Mesa Specific Plan. The project is located east and west of Alta Road in the northeasterly portion of the East Otay Mesa Specific Planning Area. APNs: 648-040-15, 17, 23, 27, 28, 31, and 34.

6. Trinity Presbyterian Church Telecommunication Facility Generator Addition; Major Use Permit P69-129W5; Spring Valley Community Plan Area (Chan)

This is a request for a Major Use Permit Modification to authorize the installation and operation of an emergency backup generator to an existing unmanned wireless facility. The 30KW generator will be mounted inside a new 9'10" x 11'2" generator structure. In addition, a new wood fence will be placed around the existing AC units for noise attenuation purpose and additional landscaping is proposed for screening purpose. The project will occupy approximately 100 square-feet. The project is subject to the General Plan Regional Land Use Element Policy Current Urban Development Area (CUDA) and Land Use Designation (22) Public/Semi-Public Land. It is split zoned as RS4 and RS7 (Residential) and both zones permit Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. Additionally, pursuant to Section 6985(B)(1), any proposed facility on a structure currently subject to a Major or Minor Use Permit shall obtain approval of the facility through the modification of the permit in accordance with Section 7378. Project is located at 3902 Kenwood Drive, Spring Valley, CA 91997.

**7. Del Dios Highway Right-of-Way Wireless Telecommunication Facility; Major Use Permit P06-072; San Dieguito Community Plan Area (Chan)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 40-foot tall utility pole to which two (2) panel antennas will be mounted. Associated equipment will consist of equipment racks, two battery racks, a surge suppressor, and other equipment that will be enclosed by an underground concrete equipment vault. In addition, approximately 750 feet of trenching along the Del Dios Highway right-of-way (ROW) is proposed. The project is located on the Del Dios Highway ROW with a leased area of 230 square feet. The project is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and General Plan Land Use Designation (21) Specific Plan. It is zoned S80 (Open Space) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 8901 Del Dios Highway, San Diego, CA 92067

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**Administrative Agenda Items**

**G. Director's Report**

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

**H. Report on actions of Planning Commission's Subcommittees.**

**I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

**J. Discussion of correspondence received by Planning Commission.**

**K. Scheduled Meetings.**

January 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

### **Adjournment**

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#### **Additional Information:**

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at [www.sdcountry.ca.gov/dplu/index.html](http://www.sdcountry.ca.gov/dplu/index.html). Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

## Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

\*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.